NORTHERN AV. n e cor little and the Construction to to the City Mort Co. 15 Wall at: atty. Fredk A Snow. 15 Wall at. 118,000

12TH ST. 7 E—Hy L and Agnes S Burnett to the Metropolitan Trust Co. 42 Wall st; attys. Hague, Goodrich & Coughlin. 45 Wall at. 55.000

13TH ST. n s. 300 w 10th av—Dera Redenbach to the East River Sav Insin. 231-25. Wall at 25.000 attys. Greene &

terian Church in the City of N Y. Jan 11.
1911; attys. Gregg & McG. 141 Broad.

ORCHARD ST. s o c Delancey at—Elter-man Realty Co. 104-8 Orchard St. to Al-fred Hahn, 1292 Madison av. Feb 24, 1915; attys. Cohen Stros. 64 Wall ast \$2,250. AMSTERDAM AV. 2176—Herman H Wil-lenbrock to Donald Robertson, Jan 29, 1968; attys. Quackenbush & Adams. 23 Broad St. 135 PENDENS.

Nanhattas.

Nanhattas.

13 TH ST, p s 200 ft w of 8th ave. Bertha
Q Middendorf agi Swrah A Pinner et si
foreclosure of mortgage); Rabe & Kei-

(foreclosure of morigage); Rabe & Kelier.

SiST ST, 251 E—James Forbes agt Wm J
Shields et al (foreclosure of two mortgages); atty, M A Hulett.

THOMPSON ST, 215—Farmers Loan &
Trust Co agt Alice J Shufell et al (foreclosure of morigage); attys, Geller, Rolsion & Horas.

CANNON ST, 119 & 121—Sarah E Furnaid
et al agt Anna Amend et al (foreclosure
of morigage); atty, R Kelly.

13TTH ST, 103 W—Henry Young agt Shillia
Mohr et al (foreclosure of morigage);
attys, Price Bros.

2D AVE, 1842—Presbyterian Hospital in
the City of N Y agt Marie Kahrs et al
(foreclosure of morigage); attys, De Forest Bros.

Bronx.

## REALTY MARKET **NEWS AND COMMENT**

Apartments, Flats, Dwellings and Sites.

INVESTORS CHIEF BUYERS

Site on Heights Taken by Builder-Constructors Buy in Brooklyn.

bg, business yesterday in the realty

then street 150 feet west of Broadway, has been hought by a builder, so it was reported yesterday, as a site for a six story apartment house. The property was sold by the Surety Realty Company, composed of Benjamin Mordecal, Samuel II. Stone and Heilber & Wolf. The plot abuts the Southold and Northold apartments of Broadway. ents on Broadway.

DWELLINGS IN DEMAND.

ST 127TH STREET.-Samuel Will-

sixth street. The buyer will occupy the

house.
WESTCHESTER AVENUE.—Frederick
W. Wright has sold for Frank E. and
Josephine Morrison to Charles t.
Knapp the plot 100x100x irregular at
the corner of Westchester and Roberts

TYSE AVENUE.—The Bond and Mort-

property on Ocean Parkway 400 feet south of Church avenue is under contract of purchase by a member of one of the Presbyterian churches of Brooklyn and will be held by him for the Presbyterian Home for the Aged until the board of managers of the home is prepared to take title to it. It is 160 feet

orly was acquired from a syndicate com-posed of former City Commissioners Started Fetherston, William N. Shan-non and Joseph I. Green. Work will be started shortly on the development of part of the tract with church and school buildings.

975 CANARSIE LOTS SOLD.

The Avenue G Realty Company sold to Pierreport Davenport 975 lots in the Canarie section for a price reported to be \$250,000. W. C. Hamilton and F. Davidson were the brokers.

TO IMPROVE WATT ESTATE.

A Manhattan client of Cocks & Wil-lets has bought thirty acres of upland from the Thormas L. Watt estate at Glen Head, L. I. The property is on the road from Roslyn to Glen Cove. It will be improved at once.

INVESTS IN UNION HILL HOME. John Francis Smith has sold the two story brick dwelling at 331 Brown street. Union Hill, N. J., to Frederick Hill for investment.

The 25 Pearl Street Corporation, in-The 25 Pearl Street Corporation, in-corporated recently, and said to be act-ing for William H. Chesebrough and as-sociation, purchased yesterday at auction the five story building at 29-23 White-hall street, northeast corner of Pearl street, for \$90,600. The property com-prises a lot 27.2x82 feet and was involved in a foreclosure suit by the Mutual Life Insurance Company against the dis-solved Century Realty Company. It is opposite the United States Army Build-ing.

ARION AUTHORIZED TO SELL.

Justice Hendrick of the Supreme Court granted permission yesterday to the Arion Society of the City of New York to accept the offer of George Ehret for its clubhouse at the southeast corner of Fifty-ninth street and Park avenue. It is a clubhouse at the southease. It is a Fifty-ninth street and Park avenue. It is a fifty-ninth street and Park av 120,000 on the realty held by the Bank for Svings; a second mortgage of \$150, 140 held by George Ehret as trustee for bondholders; debts and other liens of the society amounting to \$12,750, and taxes amounting to about \$4,080, and to cancel indebtedness amounting to about \$115,000. Hugo H. Ritterbusch was the attorney for the petitioner.

INVESTOR GETS PERIN HOUSE. William E. Benjamin is the buyer of the Perin house at 1056 Fifth avenue. Adjoining James Speyer's new home, sold recently by William B. May & Co. He bought the Fifth avenue property for investments, since Mr. Benjamin does not intend to leave his dwelling at 2 East Eighty-seventh street, fust in rear of property.

TALLER BROADWAY BUILDING. The Broadway Realty Company, owner of the sixteen story Bowling Green Building at 5 to 11 Broadway, extending through to Greenwich street, contemplates adding another story to the structure. Plans for the proposed improvement were filed yesterday by Archi-

tests Ludlow & Peabody, who estimate the cost at \$140,000.

TO ENLARGE 108TH ST. GARAGE NEWS AND COMMENT

M. Schnurmacher plans to extend the garage at 402 and 404 East 108th street over the adjoining 50 feet at 405 and 408.

Designs for a four story building, brick and steel, 50x100, have been completed by Otto L. Spannbake.

RENTS PRONT ST. WARRHOUSE. Pease & Elliman have leased for Mary L. Coster to Ross W. Weir & Co. for a term of years the five story warehouse building at 52 Front street, and have sub-

building at 52 Front street, and have sub-leased to W. G. & E. G. Murphy Company the second loft.

J. B. English has leased the third and fourth lofts at 1554 Broadway to Monta-suc & Weeks for photo engraving studios. Leonard Sanders has leased a loft at 141 to 145 West Thirty-sixth street to Messra Feder & Feuerlicht, furriers.

William A. White & Sons, and John N. Golding, have leased the fourth Boor at 68 William street, northeast corner of Cedar street, to R. A. Carroon & Co., insurance brokers, now at 15 William street.

igh not a day of sensational tradusiness yesterday in the realty was active, concerned for the art with small properties. Aparadwellings and building sites in sections were sold. Investors the improved property. The marade the first of the year has been by investment. Site buying was ture more prominent in Brooklyn elsewhere.

Similarinee brokers, now at 15 William street.

Daniel Birdsall & Co. have rented the sixth loft at 103 Fifth avenue to I, Schoffer; fourth loft at 35 and 41 Spring street, to the Princeton Knitting Mills: space at 25 and 30 West Twenty-second street, to Edelhurts Greenberg Co.; store and basement at 5 East Eleventh street, to the Star Showcase Company, and third loft at 60 and 62 West Fifteenth street, to Jacob Marks.

Charles B. Walker has leased the store at 310 and 212 Canal street to Edward Chasan & Bro.; space at 86 Walker

Duster Company.

Frederick Southack & Alwyn Ball, Jr.

Frederick Southack & Alwyn Ball, Jr., have rented space in the Brunswick Building, 225 Fifth avenue, to the International Fashion Publishing Corporation, and to Nami Tadross the first loft at 19 to 23 West Eighteenth street, and 22 to 23 West Nimeteenth street to Rosensweig Bros.; the fourth loft at 573 and 575 Broadway to the United States Muslin Underwear Company, and the fourth loft at 569 and 571 Broadway to the Yale Suspender Company.

The M. Rosenthal Company has leased with Pease & Elliman the seventh floor at 31 and 33 East Thirty-second street for a term of years to Harris Rosenberg & Co.

berg & Co.
William D. Bloodgood & Co. have lessed the second and third floors and the westerly half of the fourth floor at 131 and 133 West Twenty-eighth street to the Columbia Furniture Trading Com-

The American Smelting and Refining Company, Daniel Guggenheim president, has taken a lease of the block front on the east side of Tenth avenue, between 201st and 202d streats, just across from Sherman Creek, which is to be utilized for a barge canal. The amelting company has taken the property with the idea of establishing there a plant for electrical experiments. The property is on the next block to the United Electric Light and Power Company's new home, which will furnish the power to the smelting company.

Douglas L. Elliman & Co. have leased for Robert E. Belknap of the Bethlehem Steel Company the dwelling at 167 East

RENT FURNISHED APARTMENTS. RENT FURNISHED APARTMENTS.

Douglas L. Eillman & Co. have leased for Mrs. Adrian H. Joline her furnished apartment at 755 Park avenue, corner of Seventy-second street, to Mrs. Cord Meyer; also for Howard A. Piummer his furnished apartment at 129 East Sixty-ninth street to William W. Phillips, and in conjunction with Seton Henry and Douglas Gibbons, an apartment in the new building at 417 Park avenue to Jules Glaenser.

RENTING IN SUBURBS.

Edward C. Griffin and P. H. Collins have leased for Mrs. H. B. Towles her cottage on Oak avenue, Larchmont, to Edward Callan. Also rented for Mrs. Frank Donnell cottage for the summer to Albert V. Weber of New York city.

BUYS BIG DEAL ESTATE.

Property of Newman Erb on Ocean avenue Deal, N. J., has been purchased by Edward Plaut of Lehn & Fink. Eugene E. Spiegelberg represented Mr. Plaut and Irving Dittenhoefer represented Mr. Erb. The estate consists of a French chateau and park of many acres.

Marston & Co. negotiated the sale of 111 West 122d street, 249 West 129th street and 122 West 130th street for the Farmers Loan and Trust Company.

The three properties were bought by one NEW BUILDING PLANNED.

75TH ST, 206 to 210 E-For a five story garage, 58,9x22.2-Wellworth Property Co, World Building, owner: M J Harri-son, World Building, architect. . . \$75,000 PROPOSED ALTERATIONS.

The following plans for alterations were put on record yesterday:

12TH ST. 323 to 237 E—To three 5 story dwellings; R. Wightman, Jr., 159 Madison av. owner; C. B. Drun, 465 Lexington av. architect; cost and 206 E—To a 2 story stable; B. K. Conover, 522 E 74th st. owner; E. M. Wheeler, 191 Park av. architect.

MECORDED LEASES.

Manhatian.

29TH ST. 462 E. ali—Estate of Louis Gordon & Gruen Holding Co to Pilippo Marcello, 315 E 66th at. 3 yrs from Dec. 1, 1915; attys. Bocomolo & Z. 192 Bowers.

TH AV. 166, s w c 49th at (206 W), ali—Anna Rose et al. irusiess will Anna Gerken and gins of Rosalinds H Meller and an to Geo Mueller, 369 W 49th at. 1 yrs from May 1, 1511; attys. King & Smith, 93 Liberty st; excess taxes, &c. and an attendance of the control of the FULTON AV 1596, 5 story apartment house-carab Ecriman to Michael Lift-chita, 1898 Pullon ev. 5 year from Oct 1.

TRANSACTIONS RECORDED.

(South of Fourteenth street.)

COENTIES SLIP. 25. 27x44.11x27.2x—

Maršt L and Wm P Herrick. exrs. &c., to Michael Schonbrunn, 1324 32d st. Bhlyn. Jan 9; atty. Albort L Leatneky. 145 Hway.

145 Hway.

ADISON ST. 174. 25x100—Esther Koppelman to Gussle Koppelman, 26 E 31st st. Bayonne, N J. mtg 82x,009, Jan 9; atty. Harris Koppelman, 144 Rivington st. atty. Harris Koppelman, 144 Rivington at 187.

HOUSTON ST. 108 W. n w cor Thompson pt (189), 25x169. mtg \$32,000; 129th st. 207 E. 23x892.2 mtg \$32,000; 129th st. 248 W 22.2x99.11 mtg \$11,000—Susan A K Links 198 Sanah Links, 2298 Loring pl. Bronz Jen 10 Sanah Links, 2298 Loring pl. Bronz Jen 20 Same March 10 Sanah Links, 2298 Loring pl. Bronz Jen 10 Subject to foregoing mtgs. at lions, Jan 10 subject to same movtgages.

SAME PROPERTY—Marguerits I. Jen E and Thos P Kaushran to Michael B Hennesey, 61 E 121st st. Jan 19, subject to same mortgages.

10 Same mortgages.

11 H ST. 522 E. 25x102.3—Maria Geyer to Aug Weber, Sr. 421 Harold av. Richmond Hill, Bof Q. ail flens, Jan 9; atty. Lewis S Goebel, 41 Fark Row. \$100

Blumenthal to My Blumenthal, her husband, 306 W 34th st, mig \$16,000, June 17, 1912; atty, Jease W Ehrich, \$1 Liberty st. \$100
34TH ST, \$15 E. 21.5x38.9—Wm Blruthers to College of Dental and Oral Surgery, \$20 E 25th st; stty, Title Guarva T Co. 174 Bway.

44TH ST, \$15 E. 25x100.5—Michael J O'Conmor & ano, exrs, to Chae O'Shea, 98 Clermont ave, Bhlyn, Jan 10; atty, Title G T Co. 174 Bway.

57TH ST, 5 E. 25x100.5—Centre-White Co. 176 Bway.

57TH ST, 5 E. 25x100.5—Centre-White Co. 176 Bway.

5125,000; ali liens; Jan 10; atty, N Y Title & M Co. 125 Bway.

5125,000; ali liens; Jan 10; atty, N Y Title & M Co. 125 Bway.

5125,000; ali liens; Jan 10; atty, Louis Jorgawitz, \$20 Bway.

5106 St. mig \$18,000; Jan 10; atty, Louis Jorgawitz, \$20 Bway.

5107 H.—Walter H Rutter to Mac G Kelly, 204 St Nicholas ave; mig \$3,600; ali liens; Sept 22; 1816; atty, Hy W Kiralfy, 391 E 149th st.

512 AVE. e. s. 60.16 s 110th st, 20255—D Maitland Armstrong & ano, exrs, to Noel Armstrong, at Roseton, Orange Co. N Y; Jan 5; atty, A Schopp, 35 da ave.

West 61 Fifth

7TH AVE, 844, 50.5x100-Oscar L Graf to 201 West 54th 8t Corp. 119 W 24th st; mig 5180,000; all Hens; Jan 11; atty, Harry Bols, 30 E 42d st.

LT & T.Co. 166 Bway.

BRADY AV. 8 e cor Muliner av. 25x100—
Benj Denihan to Julia M Denihao. 704
E-42d st. Jan 15; attys. Burger & B. 231
Bway.

BWATERLOO PLACE, 1519—Frederick A Southworth, trustice, to John H Blanke, 5110 day atty. Kelly & P. 565 Tremont av. 51
MONTICELLO AV. e s. 275 n Nelson av. 56x100—John Heeran to Jass Gormley, 308 E 37th st., mtg \$100, Jan 10; atty, Martiner av. 51; Monticello AV. e s. 275 n Nelson av. 56x100—John Heeran to Jass Gormley, 308 E 37th st., mtg \$100, Jan 10; atty, Martiner av. 51; Monticello AV. e s. 275 n Nelson av. 56x100—John Heeran to Jass Gormley, 308 E 37th st., mtg \$100, Jan 10; atty, Martiner av. 51; Monticello AV. e s. 275 n Nelson av. 56x100—John Heeran to Jass Gormley, 308 E 37th st., mtg \$100, Jan 10; atty. Mtg. Steller, 703 5th av; atty. Treatment av. 51; Monticello AV. e s. 275 n Nelson av. 58x100—John Heeran to Jass Gormley, 308 E 37th st., mtg \$100, Jan 10; atty. Mtg. Steller, 703 5th av; atty. Treatment av. 51; Martiner av. 51; Martiner av. 51; Martiner av. 51; Martiner av. 52; Martiner av. 54; Martiner av.

CLAY AVE, w s. 248.6 s 187th st—Lincoln Trust Co to Bowers Savings Bank. 128 Howers; attys. Cadwainder, W £ 7. 40 Wall st. 2287H ST s s 25 e Bronx ave—Susan Hain to Jeremiah J Lyons, 228 St Anne ave; edity. Lawyers Title & Trust Co, 146 Howay

### HOE AVE, 1224—Lawyers Mort Co to Clinton H Hiske, Englewood, N J, atty, Law. Dec 29; atys, Cadwalader, W & T 40
Wall st.

Dec 29; atys, Cadwalader, W & T 40
Wall st.

Wall st.

Dec 29; atys, Cadwalader, W & T 40
Wall st.

Dec 29; atys, Cadwalader, W & T 40
Wall st.

September B Gruber, ref. to
Mary A Garry, admx, 411 W 141s st.
Jan 5; atty, Geo W Simpson, 51 Chambers st.
Jan 5; atty, Geo W Simpson, 51 Chambers st.

Derive mig 536,600 Jan 11; atty Title
Guar & Trust Co, 176 Eway.

Palella Constn Co to Arthur Av R & C
Co, 555 E 187th st, mtg 532,500 all liens,
Nev 14, 1916; atty, Title Guar & Trust Co,
176 Eway.

Bronx.

(Borough of The Bronx.)

SEDGWICK AV, e s, 1850 s Washington

Drive atty I Hershfield, 99 Nassau

Silon

Gill.BERT PL 1119—Lawyers Mort Co to
Clinton H Blake, at Englewood, N J; atty, Lawyers Mort Co, 59 Liberty, 51,600

GRAND BOULEVARD AND CONCOURSE,
2018—Lawyers Mg Co to Clinton H
Blake, Englewood, N J; atty, Lawyers Mort Co, 50 Liberty, 51,600

GRAND AV, 2145—Same so same; atty,
same

ELMONT AV, 2141—Herbert J McMurtie,
admr, to Geo C McMurtry, 21 Erinkerstaff av N J; atty, Arrowsmith & D,
261 Eway

SEDGWICK AV, e s, 1850 s Washington

The state active field of a live of the state of the stat

SATISFIED MECHANICS' LIENS.

By James I. Wells Company
EDENWALD AV. s w cor Seton av. 50x180

Smith Williamson agt S R Fisher et al:
due, \$1,440.37; taxes, &c. \$475.43. To the

District Attorney Swann to Stop Careless Handling of Trucks.

MORTGAGE LOANS.

\$330,000,000 in Dividends were disbursed on January 1st. A large amount of this First Mortgage

New York City Property 41/2% and 5% Applications will receive efficient service and prompt results.

Geo. R. Read & Co. 30 Nassau St., New York

41% MORTGAGE MONEY ASSIGNMENTS ACCEPTED LOW CHARGES -- PROMPT ANSWERS CHAS.F.NOYES CO TH EGOO JOHN OF WILLIAM ST. 

CITY REAL ESTATE.

HoraceS.Ely&Co. REAL ESTATE 21 Liberty St. 489 Fifth Av

NEW JERSEY REAL ESTATE FOR SALE

NOBODY DOUBTS the security of the title of your real estate when it is insured. We special-ize in Bergen and Rockland Counties. Ize in Bergen and Rockland Counties, Our guaranteed mortgages are a rafe investment. Our new Booklet K. mailed on request. North Jersey Title Insurance Co. Hackensack, N. J. N. Y. step. Glenn K. Carver, 50 Wall St.

Forest Fills Gardens "A Forward Movement in Suburban Development." '5 Minutes from Fenn. Station. Sonces and Villa Plets For Sale. SAGE FOUNDATION HOMES C.S., 47 W. 84th 84. or Forest Hills, L. L. Send for Booklet 8.

LONG ISLAND REAL ESTATE FOR SALE

WESTCHESTER REAL ESTATE Noarby Connections Properties. Insurance Rod and Gun News

Manhattan Judgments Filed. (First name is that of debtor.) Greek & Svrian Grocery and Liquor Co.—Peeple, &c. Green, Geo. W. F.—W & S. Job & Co. Inc. Hoffman, Bertha, Samuel Hoffman and Emanuel Hoffman—G. Lowther, Jr.
et al.
Hortreis Construction Co., John
Robertson, Hoyt & Isidor Rels—Lenos
Sand & Gravel Co., Kenyon & Childs, Inc.—S. Joseph.
Iafshitz, Israel & Morris—B Glayser. 1.185.23
Manviell, Clars G.—F. E. Lindemann. 2,279.28
Mondiman, Geo A. Peck Mohlman Co.
& Peck Brick Co.—Peoples Bank of
Haverstraw.

A Peck Brick Co.—Peoples Bank of Havorstraw
Myers, Samuel H.—A. Gerla
Miller, Julius & Jacob, ex'ra.—Hyde
Park Fint Bettle Co.
Monhett, Sarah.—S. Brinn, et al.
Ohio Framers Ins. Co.—W. Sturges
Northern Assurance Co., Ltd.—W.
Sturges
Romey, Wm. R.—R. J. Letts.
Ribose Co., Inc.—Home Title Ins. Co.
of New York.
Reich, Charles—Scentity Bank of New
York
Viola, Frank.—S. Verga
Young, W. Irving & W. Irving Young
& Co.—H. C. Meyer.

Bronx Judgments Filed,
Rosenblaum, Abraham.—M. Reikes. . 5

Manhattan Satisfied Judgments. 1915
Hart, Patrick Marion Steam Shorel
Co.: Nov. 2, 1916
Jacobs Davies, Inc.—J. Hayden; Dec.
7, 1916

REAL ESTATE.

Combines the functions of renting agent, manager, repair department and purchasing agent, all on a basis of efficiency and economy.

> HESS B'way, cor. 20th St. Gramercy 6062.

A Wife's Lament.
(With sympathy to Natalle S., in THE SUN of December 17.)

S547.87

S547.87

S547.87

S548.87

S6.862.87

S12.77

S12.77

S51.85

5.379.02

His rod is in the parior.
And in the ice chest coel
A box of horrid, smelly equid
Lies in a slimy pool.
He talks of fifty pounders
The other box pull in.
But when it comes right down to tacks
He never gets a fin.

The other boss pull in.

But when it comes right down to tacks
He never gets a fin.

118.72

Alack, I have no more!
He wastes these glorious eveninge
At old John Seger's store.
And that's where all his money goes—
I never see a cent!
I's hocks and lines and leads and bait.
And I must pay the rent.
SADIE SHEDDERCRAB
of Abury Park, N. J.

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BOD AND GUN.

GIRALDA Sails Thurs. Sat. & Sun., Capt. D. Martin.
Daily, S.A. M. except Mou. Sun INDOLENT
I.A. M. Capt. H. HANSEN INDOLENT
TVELYN Sun. 7:50. Capt. J. Martin. COMMODORE Lvs. Wreck Lead and Queenswater Stations Thursday and Saturday on arrival of 6:47 train. Sunday 6:65 train \$1.30. Hen Wright.

ROSE R. II. Jeaves Canarsis T A. M. daily and Friday and Friday and Friday R. C. LUNDY Wed. Thurs. A.M.; Lundy's Dock, Sheepshead Bay. SHAMROCK lys. Dunne . Dock. Sheepshead WHITBY Leaves Hammer's Dock EFFORT Sheepshead Bay.

ELMAR leaves Coborn's Dook, Sheepe-